

**DATE:** June 8, 2015

**TO:** Mayor, Council, City Manager

**FROM:** Larry Lee, Community Development Director  
Michael Centinario, Planner

**RE:** Residential Development Scenarios – 10100 Normandale Blvd.

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The Planning Division was asked to prepare a development scenario for discussion purposes should the City decide to sell 10100 Normandale Blvd. for residential development. The scenario prepared by Planning staff included three residential development zones or components: 1) single-family detached; 2) townhouses; and 3) senior housing. The number of dwelling units and land area from several existing City of Bloomington developments were used to estimate *gross* densities (i.e., public right-of-way, ponds, and wetlands included in calculation) for each residential category. When estimating dwelling units for senior housing staff wanted to avoid an inflated number. In order to account for public right-of-way requirements, staff deducted 20 percent from the total senior housing land area.

A block site plan attached to this memo depicts the proposed general locations of the three residential types. Because single-family residential land use abuts the parcel to the north, west, and south, approximately half of the western portion of the parcel is dedicated to single-family detached development. Multiple-family and institutional land uses are adjacent to the north and east and 19 acres are dedicated for senior housing. The remaining 10 acres on the southeast corner of the parcel is depicted as townhomes, which mirrors the existing land use on the south side of 102<sup>nd</sup> Street. Table 1 below lists the land use categories, the area depicted in the development scenario exhibit, the gross density associated with that category, and the total dwelling units that may be reasonably implemented. Table 2 lists sample developments, the approximate land area, and number of dwelling units used to determine an estimated gross density.

The City could also decide to implement a hybrid redevelopment with both new residential development and amenity open spaces and trails. The reserved open space could be an amenity for the new residents in the development and for existing residents in neighborhoods around Hyland Greens. Bike and pedestrian paths connecting the surrounding neighborhoods would likely be well used. A hybrid solution would reduce the projected land sale revenue and increase the City's park maintenance costs, but would be a way of accomplishing the best aspects of both the residential redevelopment and public open space options.

**Table 1: Dwelling Unit Total**

Residential Category	Dedicated Area	Gross Density	Total Dwelling Units
Single-Family	34 acres	2.0 units per acre	68 units
Townhouse	10 acres	3.5 units per acre	35 units
Senior Housing	15.2 acres*	20 units per acre	304 units
Total Dwelling Units			407 units
*The total land area shown in the Development Scenario exhibit is 19 acres. Staff deducted 20 percent from the total area to account for streets.			

**Table 2: Example Residential Developments**

Development Name	Number of Dwelling Units	Land Area	Density (units/acre)
Rahr Preserve (single-family)	15 units	10 acres	1.5 units/acre
Hidden Bluffs (single-family)	42 units	15.5 acres	2.7 units/acre
Brookside Townhomes	11 units	2 acres	5.5 units/acre
Bluffs at Sans Pierre (townhouses)	41 units	14.3 acres	2.9 units/acre
Cherrywood (assisted living)	90 units	4.5 acres	20 units/acre
Applewood Point – Southtown (senior housing)	102 units	4.3 acres	23.7 units/acre
Applewood Point – Valley West (senior housing)	77 units	3.5 acres	22 units/acre